



FANTASTIC SUSTAINABLE REFURBISHMENT

**A HIGH QUALITY OFFICE REFURBISHMENT PROVIDING 3,200 SQ FT OF BRIGHT LOFTY SPACE, WITH END OF JOURNEY FACILITIES, OUTDOOR SPACE & PARKING**

## The Bakery

4A Fleet Road, NW3 2QS

Office

**TO LET**

**3,200 sq ft**

(297.29 sq m)

- LOFTY OFFICE SPACE, EXPOSED BRICKWORK, NEW TRIPLE GLAZING, NEW LED LIGHTING, PARKING, SHOWER, KITCHEN & TEA POINT, FULLY CABLED, CCTV, NEW FIRE ALARM, AIR CONDITIONING, BIKE RACKS, ROOF LIGHTS, NEW CARPETING, INTERNAL COURTYARD, LEVEL ACCESS, DDA FACILITIES

# The Bakery, 4A Fleet Road, London, NW3 2QS

## Description

The Bakery is a stunning office building with high ceilings arranged over Ground & First floor together with a Mezzanine providing 3,200 sq ft of office space with an attractive terrace. The building has been comprehensively refurbished with new air conditioning, new triple glazed windows, new LED lighting, new fire alarm & new data cabling. It provides mainly open plan accommodation with two repurposed rooms on the ground floor with exposed brickwork set around an internal courtyard. The building can be approached from an entrance on Agincourt Road or from the mews entrance on Fleet Road. The building boasts end of trip facilities with bike racks, shower and parking. There is level access & DDA toilet facilities

## Location

The building is located in South End Green where Camden, Kentish Town & Belsize Park meet. The building is a 6-7 minute walk to Belsize Park (Northern Line) & Gospel Oak or Hampstead Heath Overground Stations. South End Green boasts Gail's, Karma Bread, M&S Silverberry, Starbucks, Daunt Books Euphorium Bakery, Mimmo La Bufala and Giacobazzi's Deli to name but a few. There are lots of pubs with Beer Gardens including The Gate & The Stag.

## Accommodation

The building is suitable for a wide variety of occupiers including Architects, Designers, Creative users all of who will love the light. It would also suit a Family Office wanting to be near home in Hampstead./Highgate

Name	sq ft	sq m	Availability
Ground	1,500	139.35	Available
1st	1,250	116.13	Available
Mezzanine	450	41.81	Available
<b>Total</b>	<b>3,200</b>	<b>297.29</b>	

## Viewings

By appointment through Sole Agents Bruce Commercial Contact Neil Sint

## Terms

A new lease is available for a term by arrangement



## Summary

<b>Available Size</b>	3,200 sq ft
<b>Rent</b>	£120,000 per annum
<b>Rates Payable</b>	£9.98 per sq ft Based on the 2023 assessment
<b>Rateable Value</b>	£64,000
<b>Service Charge</b>	N/A
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs. The tenant will be responsible for the Landlords Legal Costs of up to £3,500 plus VAT if they withdraw
<b>EPC Rating</b>	B

## Viewing & Further Information

### Neil Sint

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**Bruce.**  
Commercial Estate Agents